

General Information

Parcel Number 45-08-04-451-008.000-004
Local Parcel Number 001-25-44-0028-0026

Tax ID:

Routing Number J44-028 23

Property Class 520
2 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 004 (Local 004)
Gary Corp - Calumet Twp - Gary Sc

School Corp 4690
GARY COMMUNITY

Neighborhood 2529-004
Neighborhood- 2529

Section/Plat

Location Address (1)
750-52 VAN BUREN ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2529-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Cannon, Eugene
3550 Maryland ST
Gary, IN 46409

Legal

GARY LAND CO'S 1ST SUB. L.27 B.28 AND L.28 B.28



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

7/7/2021 SINIF: Data Entered Sales Disclosure Invalid, Not representative of the market fixer-upper Sale date 01/19/2021 Sale Price \$25,000 Change dwelling condition from fair to poor and applied forty percent obsolescence for damages.

6/18/2020 RYR2-20: CHANGE REVIEW CODE TO RYR2-20

11/27/2018 SINIF: Data entered sales disclosure sale date 4/5/18 sale price \$12,500.00 sold to trustee sale.TCaldwell 11/27/18

9/6/2017 18CE: Corrected dwelling condition from poor to fair and removed -12% influence on land. 2529-1

10/11/2016 F134: Applied -40% obsolescence interior damages.

11/24/2015 FDAT: QS 1008 FLDR# 825 8-2-95 I MATTHEWS

11/24/2015 MISC: 2 REAR STOOPS UNDER MIN N.V.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy	Row Type
Description	Row Type R 01
Story Height	2
Style	136 - Row
Finished Area	1728 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	18	\$1,500
Stoop, Masonry	36	\$1,500
Porch, Open Frame	138	\$6,400

Plumbing

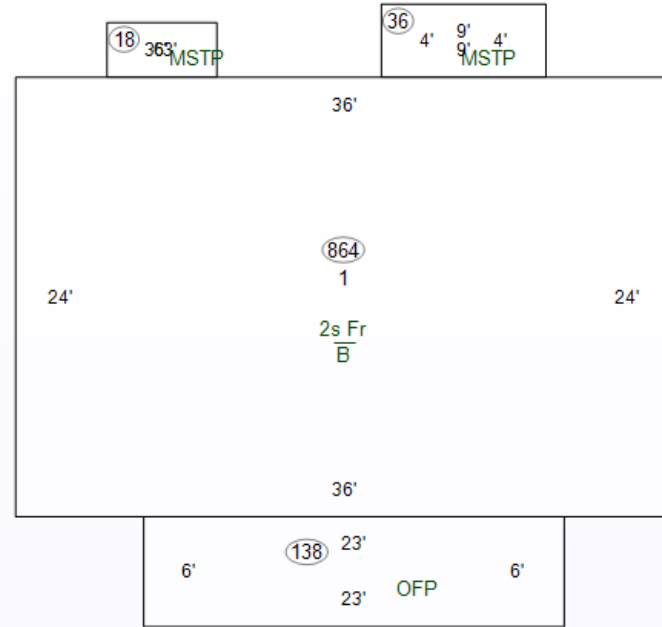
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$72,800	
2 1Fr	864	864	\$36,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	864	0	\$24,600	
Crawl				
Slab				

Total Base \$134,200

Adjustments 2 Row Type Adj. x 0.95 \$127,490

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)	3:216	\$4,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$140,290

Sub-Total, 1 Units

Exterior Features (+)	\$9,400	\$149,690
Garages (+) 0 sqft	\$0	\$149,690
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$140,110

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Row Type R 01	50%	2	Wood Frame	D+2	1906	1906	116 P		1.04		2,592 sqft	\$140,110	75%	\$35,030	40%	100%	1.000 0.8100	\$17,000